

**ACREAGE:**

**156.00 Acres, m/l**  
Grundy County, IA

**DATE:**

Bid Deadline:  
**September 24, 2024**  
**1:00 P.M., CDT**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Nevada, IA



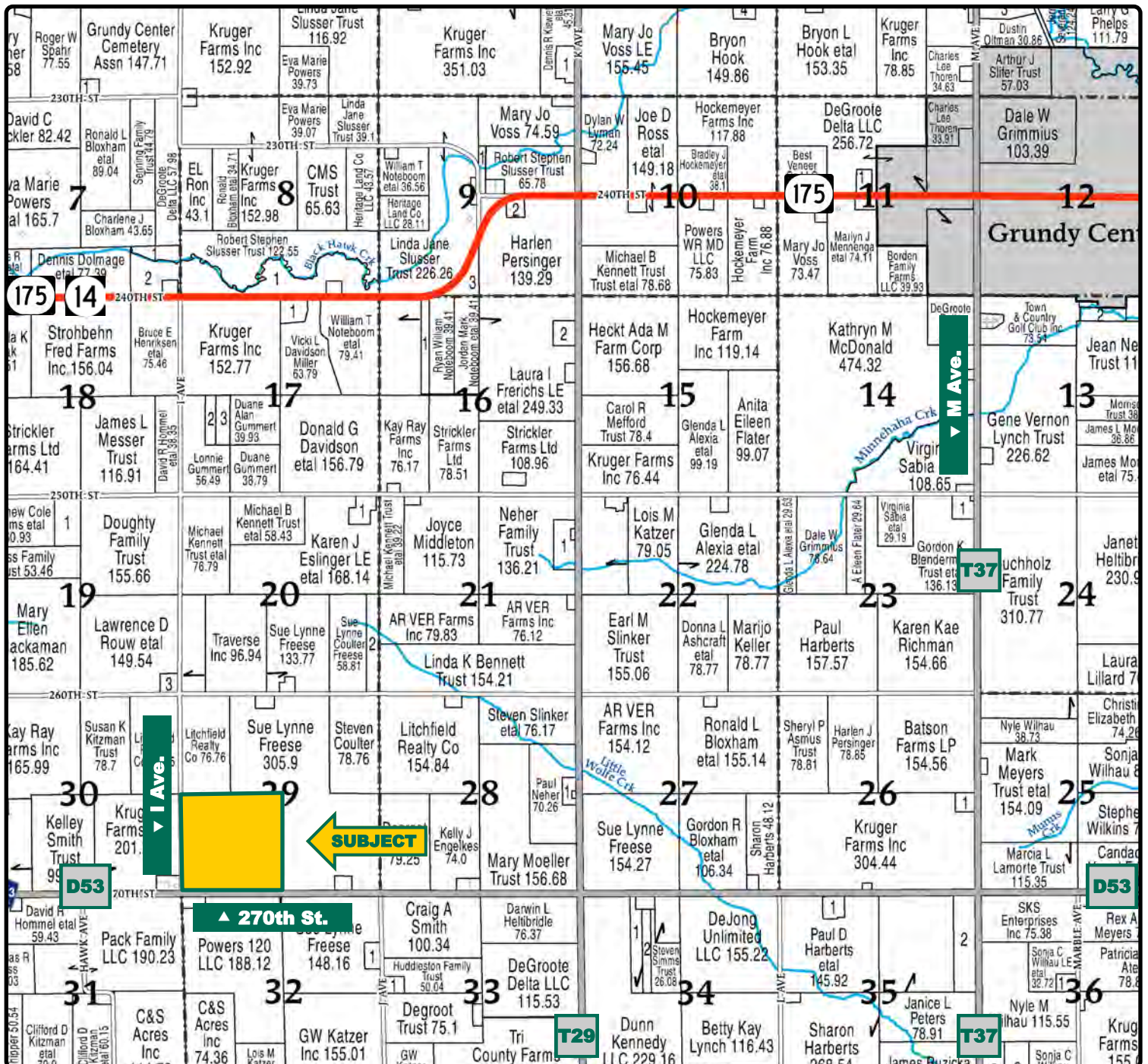
### Property Key Features

- **6½ Miles Southwest of Grundy Center, Iowa, 2 Miles from a Paved Road**
- **155.11 FSA/Eff. Crop Acres Carrying a 91.20 CSR2**
- **Seed Corn in the Immediate Area**

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO, NE & AZ  
**515-370-3446**  
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**515-382-1500**  
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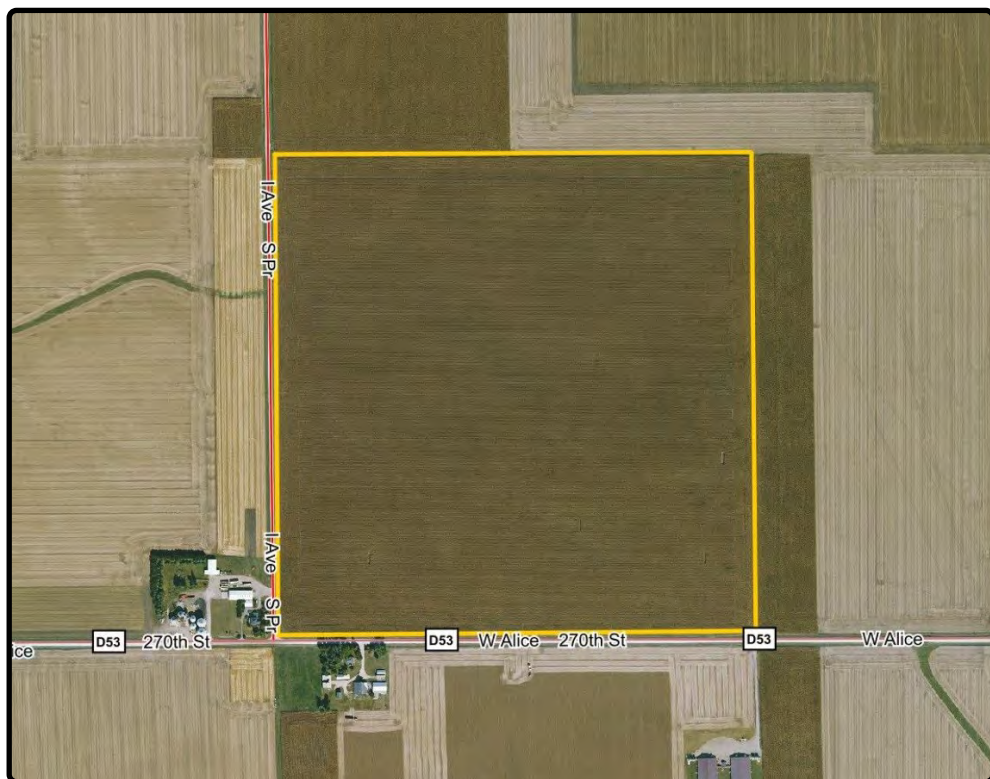
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|                             |                   |
|-----------------------------|-------------------|
| <b>FSA/Eff. Crop Acres:</b> | <b>155.11</b>     |
| <b>Corn Base Acres:</b>     | <b>146.60</b>     |
| <b>Bean Base Acres:</b>     | <b>5.40</b>       |
| <b>Soil Productivity:</b>   | <b>91.20 CSR2</b> |

## Property Information

**156.00 Acres, m/l**

### Location

From Grundy Center: Go west 4 miles on Highway 175 to I Avenue, then south 2½ miles. Property is on the east side of the road.

### Legal Description

SW¼ of Section 29, Township 87 North, Range 17 West of the 5th P.M. (Palermo Township)

### Real Estate Tax

Taxes Payable 2023 - 2024: \$6,576  
Net Taxable Acres: 156.00  
Tax per Net Taxable Acre: \$42.15  
Tax Parcel ID #: 871729300001

## Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 6180, Tract 171  
FSA/Eff. Crop Acres: 155.11  
Corn Base Acres: 146.60  
Corn PLC Yield: 180 Bu.  
Bean Base Acres: 5.40  
Bean PLC Yield: 58 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains prior converted non-wetlands.

### Soil Types/Productivity

Primary soils are Garwin, Muscatine and Harpster. CSR2 on the FSA/Eff. crop acres is 91.20. See soil map for details.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently rolling.

### Drainage

Natural, plus tile. Maps available. Contact agent for details.

### Buildings/Improvements

None.

### Water & Well Information

- Two capped wells.
- Tile intakes on property.

### Comments

Fantastic soils on this Grundy County farmland.

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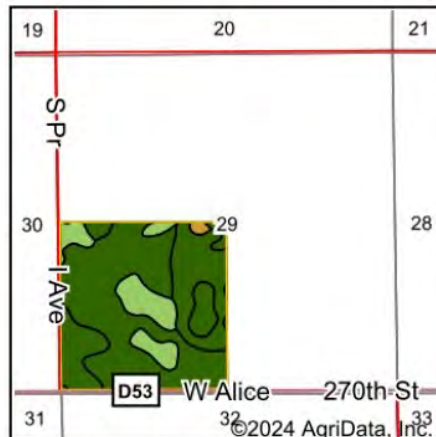
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State: **Iowa**  
County: **Grundy**  
Location: **29-87N-17W**  
Township: **Palermo**  
Acres: **155.11**  
Date: **7/30/2024**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 29

| Code             | Soil Description                                      | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| 118              | Garwin silty clay loam, 0 to 2 percent slopes         | 78.94 | 50.9%            |             | IIw              | 90     |
| 119              | Muscatine silty clay loam, 0 to 2 percent slopes      | 42.97 | 27.7%            |             | Iw               | 100    |
| 595              | Harpster silty clay loam, 0 to 2 percent slopes       | 23.84 | 15.4%            |             | IIw              | 79     |
| 120              | Tama silty clay loam, 0 to 2 percent slopes           | 6.49  | 4.2%             |             | I                | 100    |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes           | 1.76  | 1.1%             |             | IIe              | 95     |
| 122              | Sperry silt loam, depressional, 0 to 1 percent slopes | 1.11  | 0.7%             |             | IIIw             | 36     |
| Weighted Average |   |       |                  |             | 1.69             | 91.2   |

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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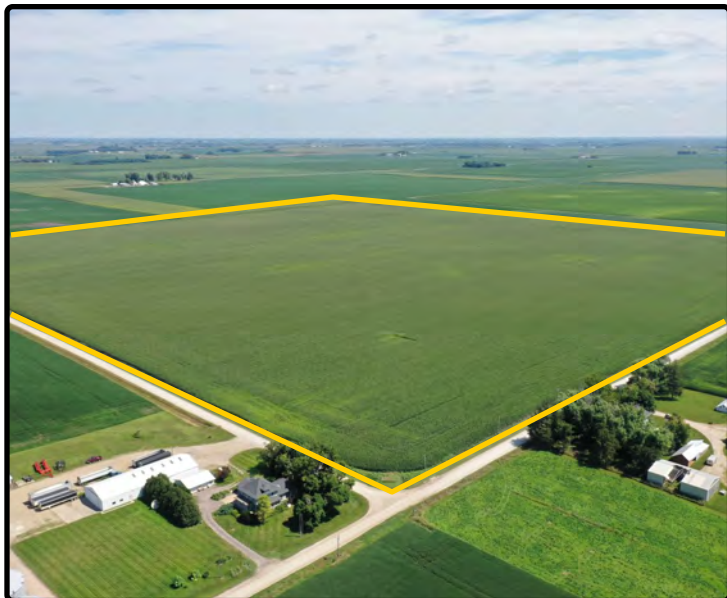
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Northeast Looking Southwest



Southwest Looking Northeast



Northwest Looking Southeast



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Bid Deadline: **Tues., Sept. 24, 2024**

Time: **1:00 P.M., CDT**

Mail To:

**Hertz Real Estate Services  
Attn: Kyle Hansen  
P.O. Box 500  
Nevada, IA 50201**

### **Seller**

Maris Byrnes Estate

### **Agency**

Hertz Real Estate Services and their representatives are Agents of the Seller.

### **Method of Sale**

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Kyle Hansen at 515-382-1500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before Tuesday, September 24, 2024 by 1:00 P.M., CDT. The Seller will accept or reject all bids by 4:00 P.M., CDT on September 25, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 24, 2024 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires February 28, 2025. Taxes will be prorated to October 24, 2024.

### **Contract & Title**

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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